



2011006041

TRANSLYVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED
12-12-2011 02:46:23 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 595

PG: 478-480

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 8582-46-6698-000 Verified by _____ County on the 12th day of December, 2011
By: _____ *JM*

Mail/Box to: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712

This instrument was prepared by: Neumann and Associates, PLLC, 41 East Main Street, Brevard, NC 28712 (11-483)

Brief description for the Index: _____

THIS DEED made this 9th day of December, 2011 by and between

GRANTOR
David J. Hunter and wife,
Lorraine W. Hunter
100 N. College Row, Apt. 110
Brevard, NC 28712

GRANTEE
David W. Hunter and wife,
Donna H. Hunter
3813 Misty Willow Way
Lutz, FL 33558

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Brevard, Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

See attached Exhibit "A" hereto and incorporated by reference herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 272 page 1.

All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4 page 70-70C.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) David J. Hunter (SEAL)
 Print/Type Name: David J. Hunter

By: _____
 Print/Type Name & Title: _____ Lorraine W. Hunter (SEAL)
 Print/Type Name: Lorraine W. Hunter

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Transylvania

I, the undersigned Notary Public of the County or City of Transylvania and State aforesaid, certify that David J. Hunter and wife, Lorraine W. Hunter personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of December, 2011.

My Commission Expires: April 8, 2012
 (Affix Seal)



Ada Torres Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary's Printed or Typed Name

**Prepared by: Neumann & Associates Law Firm, PLLC
David C. Neumann 11-483**

EXHIBIT "A"

BEING all of Lot 112 of Unit 6, of Connestee Falls Development a shown by a plat thereof recorded in Plat Book 4, Pages 70-70C, Records of Plats for Transylvania County, North Carolina.

Subject to the Declaration of Restrictive Covenants recorded in Deed Book 189, page 443, Records of Deeds for Transylvania County, North Carolina, as amended in Book 190, page 437, Records of Deeds for Transylvania County, North Carolina and all other valid amendments thereto, including the revised, amended and restated Declaration recorded in Deed Book 289, page 107, Transylvania County Registry, as amended by Amendment to the Declaration of Restrictive Covenants recorded in Deed Book 320, page 389, Transylvania County Registry, and the Amendment to the Declaration of Covenants, Conditions and Restrictions and the Bylaws of Connestee Falls Property owners Association, Inc. dated August 8, 1992, and recorded in Book 354, page 4, Records of Deeds for Transylvania County, North Carolina, and the Second Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Deed Book 413, page 30, Records of Deeds for Transylvania County and by Supplemental Declarations of Restrictive Covenants of record in the Transylvania County Registry, and the Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls and recorded in Document Book 512, page 224, Records of Deeds for Transylvania County, and by Supplemental Declarations of Restrictive Covenants of record in Transylvania County Registry.

Subject to a right-of-entry as set out in Deed Book 197, page 84, Transylvania County Registry.

This conveyance is made subject to all rights-of-way of all roads which may presently traverse the property, to all road rights of way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property to all rights of way for public utilities which may presently appear of record.